

018.0

0004

0003.A

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTON

APPRAISED:

Total Card / 800,600 /

Total Parcel 800,600

USE VALUE:

800,600 /

800,600

ASSESSED:

800,600 /

800,600

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		ELIOT RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: PERRIER KATHLEEN M	
Owner 2:	
Owner 3:	

Street 1: 24 ELIOT ROAD
Street 2:

Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

PREVIOUS OWNER
Owner 1:
Owner 2:
Street 1:
Twn/City:
St/Prov:
Postal:

NARRATIVE DESCRIPTION
This parcel contains 6,120 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1939, having primarily Wood Shingle Exterior and 1729 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo 2 Above Street
s Street
t Gas:

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6120		Sq. Ft.	Site		0	85.	0.99	2									513,063						513,100	

## IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							6120.000		287,500				513,100		800,600						12710	
																					GIS Ref	
																					GIS Ref	
																					Insp Date	
																					01/03/18	



## USER DEFINED

Prior Id # 1:	12710
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	17:06:06
PRINT	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
03/29/19	09:09:31
mmcmakin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT		Parcel ID		TAX DISTRICT		PAT ACCT.	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value
2020	101	FV	287,600	0	6,120.	513,100	800,700
2019	101	FV	233,000	0	6,120.	664,000	897,000
2018	101	FV	229,600	0	6,120.	422,500	652,100
2017	101	FV	229,600	0	6,120.	386,300	615,900
2016	101	FV	229,600	0	6,120.	313,900	543,500
2015	101	FV	216,300	0	6,120.	313,900	530,200
2014	101	FV	215,200	0	6,120.	286,100	501,300
2013	101	FV	215,200	0	6,120.	272,200	487,400

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
9/11/2013	1365	Alterati	79,574	C				REBUILD FRONT STAI	1/3/2018	Inspected	BS	Barbara S											
6/12/2012	735	Manual	31,709					rebuild existing f	5/19/2014	Meas/Inspect	PC	PHIL C											
4/30/2012	554	Manual	8,500					partial reno exist	2/26/2014	Info Fm Prmt	EMK	Ellen K											
2/2/2012	106	Redo Bat	7,973	C				2ND FLR BTB	7/19/2012	Info Fm Prmt	BR	B Rossignol											
3/16/2005	161	Redo Bat	18,000	C		G6	GR FY06	ROOF & SHINGLES	5/7/2012	Info Fm Prmt	MM	Mary M											
6/9/2003	453	Redo Kit	23,000	C					4/11/2009	Meas/Inspect	345	PATRIOT											
4/18/1994	123	Manual	5,679						6/28/2005	Permit Visit	BR	B Rossignol											
									5/18/2000	Inspected	276	PATRIOT											
									10/6/1999	Mailer Sent													

Sign: VERIFICATION OF VISIT NOT DATA / / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>								
Type: 5	- Cape			Full Bath: 1	Rating: Very Good	OF=BMT SINK.				8	4	25	4	11						
Sty Ht: 1T	- 1 & 3/4 Sty			A Bath: 1	Rating:								OFFP 4							
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating:								5							
Foundation: 2	- Conc. Block			A 3QBth: 1	Rating:															
Frame: 1	- Wood			1/2 Bath: 1	Rating: Very Good															
Prime Wall: 1	- Wood Shingle			A HBth: 1	Rating:															
Sec Wall: 1	%			OthrFix: 1	Rating: Fair															
Roof Struct: 1	- Gable			<b>OTHER FEATURES</b>																
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Very Good	1st Res Grid Desc: Line 1 # Units: 1														
Color: BLUE				A Kits: 1	Rating:	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O		
View / Desir: k	- Kelwyn Manor			Fpl: 2	Rating: Good	Other														
<b>GENERAL INFORMATION</b>				WSFlue: 1	Rating:	Upper														
Grade: C	- Average			Lvl 2																
Year Blt: 1939	Eff Yr Blt:			Lvl 1																
Alt LUC:	Alt %:			Lower																
Jurisdct: G15	Fact: .			Totals	RMs: 7	BRs: 2	Baths: 1	HB: 1												
Const Mod:				<b>CONDOS INFORMATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>								
Lump Sum Adj:				Location:				Exterior:	No Unit	RMS	BRS	FL								
<b>INTERIOR INFORMATION</b>				Total Units:				Interior:	1	7	2	M								
Avg Ht/FL: STD				Floor:				Additions:												
Prim Int Wall: 2	- Plaster			% Own:				Kitchen: 2003												
Sec Int Wall: 1	%			Name:				Baths: 2005												
Partition: T	- Typical			<b>DEPRECIATION</b>				Plumbing:												
Prim Floors: 3	- Hardwood			Override:				Electric:												
Sec Floors: 1	%			Total: 18.6				Heating:												
Bsmnt Flr: 14	- Asphalt Tile			<b>CALC SUMMARY</b>				General:												
Subfloor:				Basic \$ / SQ: 105.00				<b>COMPARABLE SALES</b>												
Bsmnt Gar:				Size Adj.: 1.35000002				Rate	Parcel ID	Typ	Date	Sale Price								
Electric: 3	- Typical			Const Adj.: 0.98990101																
Insulation: 2	- Typical			Adj \$ / SQ: 140.318																
Int vs Ext: S				Other Features: 99907																
Heat Fuel: 2	- Gas			Grade Factor: 1.00																
Heat Type: 1	- Forced H/Air			NBHD Inf: 1.00000000																
# Heat Sys: 1				NBHD Mod: 1.00																
% Heated: 100				LUC Factor: 1.00																
Solar HW: NO	Central Vac: NO			Adj Total: 353200																
% Com Wall:	% Sprinkled:			Depreciation: 65695					Juris. Factor: 1.00		Before Depr: 140.32									
				Depreciated Total: 287505					Special Features: 0		Val/Su Net: 118.07									
									Final Total: 287500		Val/Su SzAd: 196.85									
<b>MOBILE HOME</b>				Make:				Serial #:				Year:				Color:				
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 018.0-0004-0003.A												<b>IMAGE</b>				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value		
More: N					Total Yard Items:					Total Special Features:								Total:		AssessPro Patriot Properties, Inc